

IT IS ORDERED as set forth below:

Date: July 13, 2021



A handwritten signature in black ink, appearing to read "Lisa Ritchey Craig", is written over a horizontal line.

Lisa Ritchey Craig
U.S. Bankruptcy Court Judge

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

IN RE:)	
)	CHAPTER 13
LETRICIA ANN JOHNSON,)	
)	CASE NO. 19-69984-LRC
Debtor.)	

**ORDER ON MOTION TO SELL REAL ESTATE AND
DISBURSEMENT OF FUNDS**

On June 25, 2021, Debtor filed a *Motion to Sell Real Estate and Disbursement of Funds* (Doc. No. 44) (the “Motion”), seeking an order to sell the Debtor’s property located at 1240 Huntington Place Cir, Lithonia, DeKalb, Georgia 30058 (the “Property”). The Motion was scheduled to be heard on July 13, 2021 at 9:15AM in Courtroom 1204. Debtor contends service was proper on all interested parties. On July 8, 2021, Wells Fargo Bank, N.A. (the “Respondent”), filed a *Response to Motion to Sell Real Property filed by Brian K. Jordan on behalf of Wells Fargo Bank, N.A.* (Doc. No. 49). The parties have subsequently reached an agreement. At the hearing, counsel for the Debtor and for the Chapter 13 Trustee appeared. It is hereby

ORDERED that Debtor's Motion, is **GRANTED**. Debtor may proceed with the sale of the Property pursuant to the following conditions:

1. Creditor's Claim shall be paid off in full or in accordance with any short sale approval authorized by Creditor before satisfying any other lien on the Property.
2. Creditor shall be permitted to submit an updated payoff demand to the applicable escrow or title company facilitating the sale so that Creditor's Claim is paid in full at the time the sale of the Property is finalized.
3. In the event that the sale of the Property does not take place, Creditor shall retain its Lien for the full amount due under the Subject Loan.

IT IS FURTHER ORDERED that after the payment of all liens, encumbrances, and costs of sale, the closing attorney shall remit sufficient net proceeds to the Chapter 13 Trustee for distribution to creditors pursuant to the terms of the confirmed Chapter 13 Plan, with a one hundred percent (100%) dividend to general unsecured creditors.

[END OF DOCUMENT]

Prepared by:

/s/
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DISTRIBUTION LIST

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